152.0	0006	0005.D	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	878,700 / 878,700
					USE VALUE:	878,700 / 878,700
					ASSESSED:	878,700 / 878,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUET PIERRE-FRANCOIS DAMIEN
Owner 2:	RUBIN FRANCINE
Owner 3:	
Street 1:	71 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POOLEY RICHARD S & JUDITH A -
Owner 2:	-
Street 1:	71 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Vinyl Exterior and 2208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	362,700		516,000	878,700
Total Card	0.172	362,700		516,000	878,700
Total Parcel	0.172	362,700		516,000	878,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.96 /Parcel: 397.96

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 100759

GIS Ref

GIS Ref

Insp Date 02/10/18

!11914!

PREVIOUS ASSESSMENT

Parcel ID 152.0-0006-0005.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	362,700	0	7,500.	516,000	878,700		Year end	12/23/2021
2021	101	FV	352,100	0	7,500.	516,000	868,100		Year End Roll	12/10/2020
2020	101	FV	418,500	0	7,500.	516,000	934,500	934,500	Year End Roll	12/18/2019
2019	101	FV	302,400	0	7,500.	483,800	786,200	786,200	Year End Roll	1/3/2019
2018	101	FV	302,400	0	7,500.	399,900	702,300	702,300	Year End Roll	12/20/2017
2017	101	FV	302,400	0	7,500.	367,700	670,100	670,100	Year End Roll	1/3/2017
2016	101	FV	302,400	0	7,500.	335,400	637,800	637,800	Year End	1/4/2016
2015	101	FV	290,100	0	7,500.	329,000	619,100	619,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:23:15

LAST REV

Date	Time
07/15/20	09:59:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11914

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POOLEY RICHARD	69318-265		5/23/2017		891,000	No	No		
POOLEY RICHARD	32221-3		1/8/2001	Family	1	No	No		
	13198-439		5/1/1977		42,000	No	No		Y

USER DEFINED

Prior Id # 1:	100759
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2009	448	Manual	4,390					
7/9/2008	764	New Wind	28,000					
10/27/2004	856	Re-Roof	6,375					

ACTIVITY INFORMATION

Date	Result	By	Name
3/5/2018	SQ Returned	MM	Mary M
2/10/2018	Inspected	BS	Barbara S
1/20/2018	TTL REFUSAL	HS	Hanne S
10/30/2008	Meas/Inspect	163	PATRIOT
11/8/2000	Hearing N/C	201	PATRIOT
2/5/2000	Inspected	264	PATRIOT
11/19/1999	Measured	270	PATRIOT
4/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	9									516,000						516,000	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	516,000	Spl Credit		Total:	516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.17499995
Const Adj.:	0.99287075
Adj $ / SQ:	163.327
Other Features:	80500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525607
Depreciation:	162938
Depreciated Total:	362669

COMMENTS

UAT UNHEATED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

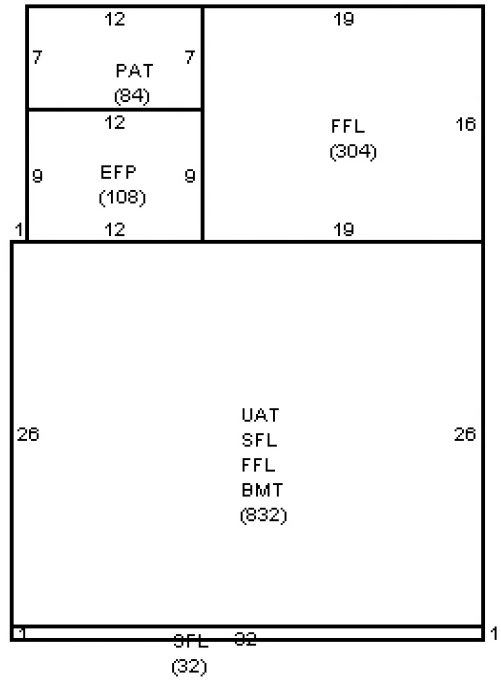
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	179.66
Special Features:	0	Val/Su Net:	112.22
Final Total:	362700	Val/Su SzAd	181.35

SKETCH



7

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,136	163.330	185,540
SFL	Second Floor	864	163.330	141,115
BMT	Basement	832	49.000	40,766
UAT	Upper Attic	208	114.330	23,780
EFP	Enclos Porch	108	52.060	5,622
PAT	Patio	84	5.960	500

Net Sketched Area:	3,232	Total:	397,323
Size Ad	2000	Gross Area	3856	FinArea	2208
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0006-0005.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	